

**RESOURCE MANAGEMENT SERVICES**

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October 28, 2008

Monterey County
Attn: Carl Holm
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

RE: City of Seaside Comments on General Plan Update 5

Dear Mr. Holm:

The following comments provide an overview of the policy considerations that the City of Seaside believes should be considered by the County of Monterey in its review of the recirculation of the Environmental Impact Report for General Plan Update 5.

Water

Page 4.3-35: EIR references inter basin transfer of water for affordable housing overlay in the Seaside Basin. Under what authority would be an inter basin transfer occur?

Page 4.3-91: All new projects should be required to retain all stormwater on-site per 100-year storm event.

Page 4.3-96&97: New development should be required to include on-site drainage system; same on-site drainage should apply to the Greater Monterey Peninsula

Page 4.3-115: What is footnote (4) referencing in Table 4.3-8.

Page 4.3.138: Reference to proposal by Cal-Am for the construction of injection wells should be noted and how much additional water would be diverted with the establishment of Cal-Am ASR wells.

Page 4.3-140: EIR should reference proposed development on Ft. Ord Master Plan and identify how existing infrastructure is adequate to serve projected build-out.

Page 4.3-179: Amend mitigation measure to require retention of storm water for new development per 100 year storm event.

Greater Monterey Peninsula Master Plan

The County should coordinate with Caltrans to determine what information must be submitted with the application for the designation of a Scenic Highway between the City of Seaside and the City Marina and how Monterey County and applicable jurisdictions must coordinate on the application.

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Land Use

The City of Seaside has the following concerns related to the Fort Ord Master Plan Area:

Residential Land Use Policies

The Fort Ord Master Plan should acknowledge and discuss the City's future growth potential west of the urban boundary line. The City of Seaside is considering the following projects within its city limits:

1. Relocation of City of Seaside Corporation Yard to Polygon 18 on Figure 2; and
2. Development of a Veterans Cemetery on Polygon 20c on Figure 2; and
3. Surplus II Specific Plan on Polygon 20e on Figure 2.

Circulation Element

Of particular concern to the City of Seaside are the potential impacts that could be generated by residential and commercial development within the Fort Ord Area Master Plan and designated Affordable Housing Overlays within the Greater Monterey Peninsula. The City of Seaside recommends that the traffic study for the General Plan Update 5 include an evaluation of the cumulative impacts associated with the City of Seaside's and City of Marina's approved and planned projects in relation to the build-out of the County lands on Fort Ord and Fort Ord Business and Operations Plan (Appendix B of Reuse Plan) and study the following intersections/roadways:

Intersections

- General Jim Moore and Light Fighter Drive
- General Jim Moore and Giggling Road
- General Jim Moore and Coe Avenue
- General Jim Moore and Broadway
- Light Fighter Drive and Second Avenue
- Highway 1 and Light Fighter Drive
- Highway 1 and SR 218
- Del Monte Boulevard and SR 218 (Canyon Del Rey Blvd.)
- Del Monte Boulevard and Broadway Avenue
- Del Monte Boulevard and Playa Avenue
- Fremont Boulevard and SR 218 (Canyon Del Rey Blvd.)
- Fremont Boulevard and Broadway Avenue
- Fremont Boulevard and Ord Grove Avenue
- Fremont Boulevard and Del Monte Avenue
- Giggling Road and 8th Avenue
- Monterey Road and Fremont Boulevard
- Monterey Road and Coe Avenue

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Roadways

- Broadway Avenue between Del Monte Boulevard and General Jim Moore Road
- Del Monte Boulevard between Canyon Del Rey Boulevard and Fremont Boulevard
- Fremont Boulevard between Canyon Del Rey and Broadway Avenue
- Fremont Boulevard between Broadway Avenue and Highway 1
- General Jim Moore between SR 218 and Light Fighter Drive
- Eucalyptus Road
- Giggling Road between 8th Avenue and General Jim Moore Road
- Light Fighter Drive between General Jim Moore and Highway 1

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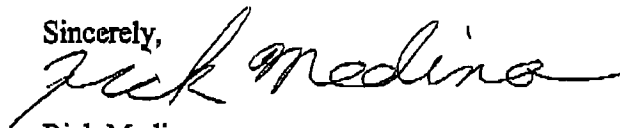
Hydrology and Water Quality

- Update EIR to include identification of potential reservoir and water impoundment sites that would be located within the City of Seaside on the former Fort Ord and/or its sphere of influence as designated by LAFCO.
- The Marina Coast Water District shall be included in list of water agencies to mitigate further seawater intrusion.

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If you have any questions or comments regarding the City of Seaside's comments on the recirculation of the Environmental Impact Report for General Plan Update 5, you can contact me at (831) 899-6726.

Sincerely,



Rick Medina
Senior Planner

CC: Diana Ingersoll, Deputy City Manager-Resource Management Services
Barbara Nelson, Planning Services Manager